

**CANTON BOARD OF ADJUSTMENT  
12:30 P.M., THURSDAY, NOVEMBER 1, 2018  
CANTON CITY HALL  
201 N. BUFFALO, CANTON, TEXAS**

**MINUTES**

The Canton Board of Adjustment met at the above-named time and date in the City Hall Council Chambers. Members present were Candice Benson Jerry Yarbrough, Gerald Reed, Terrica Stowell and Blake Fowler. Also present was City Secretary Debra Johnson.

1. CALL MEETING TO ORDER AND DECLARE QUORUM – Candice Benson called the meeting to order and declared a quorum present at 12:30 p.m.
2. DISCUSS AND CONSIDER APPROVAL OF MINUTES OF MARCH 8 AND MAY 24, 2018 MEETINGS – The minutes of the March 8 and May 24, 2018, meetings were unanimously approved upon motion by Jerry Yarbrough and second by Gerald Reed.

*Terrica Stowell entered the meeting at 12:32 p.m.*

3. DISCUSS AND CONSIDER REQUEST FOR A VARIANCE TO ORDINANCE NO. 2007-13 AMENDING THE 1985 ZONING ORDINANCE ESTABLISHING PARKING REGULATIONS FOR PERSONAL SERVICE AND RETAIL BUSINESSES ON THAT PROPERTY LOCATED AT 17210 I-20 IN THE CITY OF CANTON, TEXAS – Debra Johnson reported three letters were sent to neighboring property owners and no responses were returned.

Tom Rudd from ID Group in Dallas, Texas, explained Panda Express was looking at three locations for a new restaurant. They were requesting a variance to reduce the size of the parking spaces on the east side of the building only from 9'x20' to 9'x18'. They hugged the property as tight as they could to keep cars from taking an nosedive off the two-foot elevation. They have room for a six and one-half foot sidewalk, but they would like to provide an eight-foot sidewalk. There was not enough room to get twenty-foot long spaces. It was the only way to have parking spaces close to the entrance of the building. Candice Benson asked if there would be enough room for people to get through the drive-through and around. Jerry Yarbrough said a lot of people drove pickups here that were twenty-feet long. He suggested having angled parking. Mr. Rudd explained angling the parking would make it a one-way drive. Circulation was a big factor for Panda Express. If you forced a one-way drive customers would have to do a five-point turn to get onto I-20 or Hwy 19. Mr. Rudd said the twenty-one spaces along the north side would be twenty feet long.

Blake Fowler made a motion to allow a variance to reduce the length of the parking spaces from 9'x20' to 9'x18' along the east side of the building only for a total of twenty-four parking spaces (ones adjacent to the building and Exxon). Terrica Stowell made a second. Gerald Reed, Terrica Stowell, Blake Fowler and Candice

Benson voted in favor. Jerry Yarbrough was opposed.

4. ADJOURN – There being no further business to discuss, the meeting was adjourned at 12:46 p.m.

ATTEST:

  
Candice Benson, Chairperson

  
Debra Johnson  
City Secretary